

AN ORDINANCE 2006-02-09-0201

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 6.106 acres out of NCB 18164 from "R-6" Residential Single-Family District to "C-3" General Commercial District.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

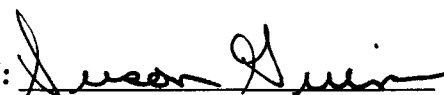
SECTION 5. This ordinance shall become effective on February 19, 2006.

PASSED AND APPROVED this 9th day of February, 2006.



M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
For City Attorney

Agenda Voting Results

Name: Z-6.

Date: 02/09/06

Time: 02:12:37 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006004 (District 4): An Ordinance amending the zoning district boundary from "R-6" Residential Single-Family District to "C-3" General Commercial District on 6.106 acres out of NCB 18164, 11115 Highway 90 West as requested by Brown, P.C., Applicant, for Lin Indrio, Inc., Owner(s). Staff and Zoning Commission recommend approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2	Not present			
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

Northstar Land Surveying, Inc.

9033 Aero St., Suite 207

San Antonio, Texas 78217

(210) 826-6228

ZONING DESCRIPTION FOR

A 6.106 ACRE TRACT OF LAND OUT OF A 236.74 ACRE TRACT CONVEYED IN GENERAL WARRANTY DEED FROM ALLEN C. AND MARY JO LUDWIG AND FREDERICK F. LUDWIG, TO LIN INDRIIO, INC., AS RECORDED IN VOLUME 11413, PAGE 2500, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; BEING ALSO OUT OF THE JOHN BARRETT SURVEY NUMBER 66, SECTION 2, ABSTRACT NUMBER 47, NEW CITY BLOCK 18164, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING: At a found 1/2 inch iron rod on the west right-of-way line of Cagnon Road, the north corner of a cut-back right-of-way line joining the west right-of-way line of Cagnon Road and the north right-of-way line of U.S. Highway 90, the most easterly southeast corner of the herein described tract;

THENCE: South 35 degrees 28 minutes 32 seconds West (Bearings are based on GPS observations), 80.76 feet coincident with the aforementioned cut-back right-of-way line, to a found 1/2 inch iron rod on the north right-of-way line of U.S. Highway 90, an angle;

THENCE: South 71 degrees 46 minutes 50 seconds West, 449.63 feet coincident with the north right-of-way line of U.S. Highway 90, to a found TxDOT Type 2 Monument, an angle;

THENCE: South 34 degrees 00 minutes 21 seconds East, 46.74 feet coincident with the east right-of-way line of U.S. Highway 90, to a found TxDOT Type 2 Monument, an angle;

THENCE: South 71 degrees 44 minutes 51 seconds West, 589.05 feet coincident with the north right-of-way line of U.S. Highway 90, to a found TxDOT Type 2 Monument, an angle;

THENCE: South 73 degrees 16 minutes 18 seconds West, 385.14 feet coincident with the north right-of-way line of U.S. Highway 90, to the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: South 73 degrees 16 minutes 18 seconds West, 212.31 feet coincident with the north right-of-way line of U.S. Highway 90, to a found TxDOT Type 2 Monument, an angle;

THENCE: South 77 degrees 21 minutes 02 seconds West, 692.35 feet coincident with the north right-of-way line of U.S. Highway 90, to a found TxDOT Type 2 Monument, an angle;

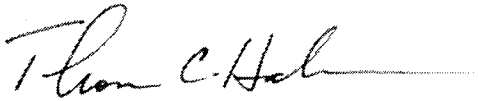
continued . . .

EXHIBIT A

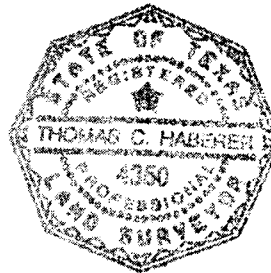
To Ordinance No. _____
passed on February 9, 2006

- THENCE:** South 79 degrees 20 minutes 25 seconds West, 39.41 feet to the southwest corner of the herein described tract;
- THENCE:** North 55 degrees 43 minutes 23 seconds West, 70.79 feet to the beginning of a non-tangent curve to the right;
- THENCE:** 203.70 feet with said curve to the right, concave to the east, which has a central angle of 08 degrees 03 minutes 17 seconds, a radius of 1449.00 feet, and a chord bearing and length of North 05 degrees 46 minutes 13 seconds West, 203.54 feet to the northwest corner of the herein described tract, the non-tangent beginning of a curve to the left;
- THENCE:** 410.48 feet with said curve to the left, concave to the northwest, which has a central angle of 04 degrees 26 minutes 31 seconds, a radius of 5294.55 feet, and a chord bearing and length of North 77 degrees 11 minutes 58 seconds East, 410.36 feet, to the end of the curve;
- THENCE:** North 74 degrees 58 minutes 42 seconds East, 417.31 to an angle point;
- THENCE:** North 76 degrees 07 minutes 50 seconds East, 204.13 feet to the northeast corner of the herein described tract;
- THENCE:** South 08 degrees 45 minutes 09 seconds East, 43.07 feet to an angle point;
- THENCE:** South 09 degrees 52 minutes 22 seconds East, 79.56 feet to an angle point;
- THENCE:** South 04 degrees 46 minutes 01 seconds West, 82.07 feet to an angle point;
- THENCE:** South 15 degrees 04 minutes 44 seconds West, 70.04 feet to the **POINT OF BEGINNING**, containing 6.106 acres.

These Field Notes are based on a survey made on the ground in December of 2004 by employees of Northstar Land Surveying, Inc. who were working under my supervision.


Thomas C. Haberer
Registered Professional Land Surveyor #4350

December 20, 2005
Job No. 12-05-0114-Zoning



CASE NO: Z2006004

Staff and Zoning Commission Recommendation - City Council

Date: February 09, 2006

Zoning Commission Meeting Date: January 17, 2006

Council District: 4 **Ferguson Map:** 646 A4

Applicant: Owner

Brown, P.C. Lin Indrio, Inc.

Zoning Request: From "R-6" Residential Single-Family District to "C-3" General Commercial District

6.106 acres out of NCB 18164

Property Location: 11115 Highway 90 West

US Highway 90 and West Loop 1604 South

Proposal: Mixed-Use Retail Center

Neighborhood Association: None

Neighborhood Plan: None

Traffic Impact Analysis:

A Traffic Impact Analysis has been submitted under a larger Master Development Plan. The 6.86-acres is currently zoned R-6 Single Family Residential use. The current zoning would have generated approximately 477 daily vehicle trips. The property is proposed to be zoned C-3, but no site plan has been submitted. Typical development on property zoned C-3 of this size would generate 3,208 average daily traffic, an increase of 2,731 vehicle trips per day. The Master Development Plan calls for the construction of Cagnon Road (70' collector) along the western edge of the commercial site, which will allow access to the development. A revised TIA for the site will be required at platting or at building permits to review access and volumes of vehicles at proposed driveway locations. The TIA Division recommends support of re-zoning.

Staff Recommendation:

Approval. The subject property (6.106 acres) is a strip of land adjacent and parallel to US HWY 90. The subject is part of a large 237.87-acre tract of land, which is outside of the City of San Antonio. The overall use will be a mixed-use development.

"C-3" zoning is encouraged at the intersections of major arterials and highways. Cagnon Road will serve as a major arterial, linking the commercial uses of the site and expanding the commercial node. The subject property is vacant. East of the proposed development is a residential subdivision and the remaining adjacent properties are vacant.

Zoning Commission Recommendation

Approval

CASE MANAGER : Richard Ramirez 207-5018

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006004

ZONING CASE NO. Z2006004 – January 17, 2006

Applicant: Brown, P. C.

Zoning Request: “R-6” Residential Single-Family District to “C-3” General Commercial District.

Daniel Ortiz, 112 E. Pecan, representing the owner, stated the purpose of this request is to allow development of a mixed-use retail center on the subject property. He stated he has met with the surrounding property owners who are in support of this zoning change.

Staff stated there were 3 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Avila and seconded by Commissioner Marshall to recommend approval.

1. Property is located on 6.106 acres out of NCB 18164 at 11115 Highway 90 West.
2. There were 3 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Kissling, Marshall, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

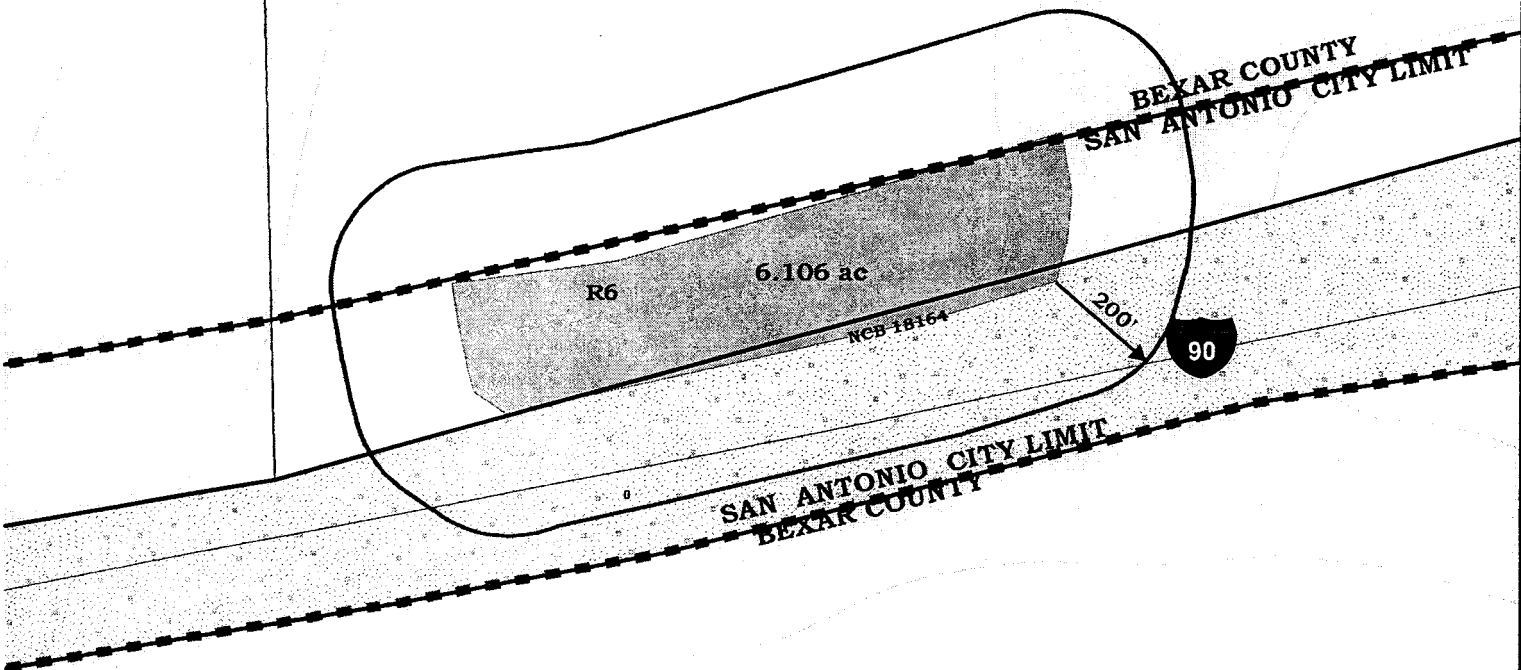
To be provided at Council hearing.

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

OCL

3

1



OCL

4

ZONING CASE: Z2006-004

City Council District No. 4
 Requested Zoning Change
 From "R-6" To "C-3"
 Date: February 9, 2006
 Scale: 1" = 300'

■ Subject Property
 ○ 200' Notification



C:\Dec_6_2005

